

AN ORDINANCE APPROVING A REQUEST TO WAIVE CERTAIN REQUIREMENTS OF THE MASTER STREET PLAN FOR STREET IMPROVEMENTS, AND SCREENING AND LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE, FOR PROPERTY LOCATED ON RAINS DRIVE AND CENTRAL AIRPORT ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Diamond State Oil, LLC, a subsidiary company of Coulson Oil Company, Inc. for property located at 2218 Central Airport Road, which application was duly considered and approved by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on February 9, 2016, with the following conditions:

1. Engineering requirements before the final plat/replat will be signed.
 - (a) Provide on-site detention. Storm water plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department.
 - (b) Allow 50' ROW on Rains Drive.
 - (c) Provide an additional 5' ROW on Central Airport Road.
 - (d) Provide ½ street improvements on Rains Drive or a performance bond. Street improvements must be approved by City Engineer. Waivers of the Master Street Plan must be approved by City Council.
 - (e) Provide ½ street improvements on Central Airport Road or a performance bond. Street improvements must be approved by City Engineer. Waivers of the Master Street Plan must be approved by City Council.
2. Meet the requirements of the Screening and Landscaping ordinance, including:
 - (a) All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - (b) Provide automated underground irrigation to all required trees.
 - (c) Allow existing trees to serve as parking lot shade trees.
 - (d) Provide 5 street trees evenly spaced along Central Airport.
 - (e) Provide 8 street trees evenly spaced along Rains from Central Airport to first entrance.
 - (f) Provide in-lieu of fee for 16 street trees (\$4800) or plant along the remaining section of Rains Road.

WHEREAS, a request has been made seeking waivers of the North Little Rock Master Street Plan requirements for half street improvements [1.(d) and (e)] and the Zoning Ordinance (Ordinance No. 7697) screening and landscaping requirements [2.(d), (e) and (f)] above for Rains Drive and Central Airport Road (see letter and site plan from Coulson Oil Company attached hereto as Exhibits "A" and "B", respectively).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That waivers of the Master Street Plan requirements for street improvements, and the Zoning Ordinance requirements for screening and landscaping, for property located at 2218 Central Airport Road (Rains Drive and Central Airport Road) in the City of North Little Rock, Pulaski County, Arkansas, are hereby granted as follows (see map attached hereto as Exhibit "C"):

- (a) Provide ½ street improvements on Rains Drive or a performance bond.
- (b) Provide ½ street improvements on Central Airport Road or a performance bond.
- (c) Provide 5 street trees evenly spaced along Central Airport Road.
- (d) Provide 8 street trees evenly spaced along Rains from Central Airport to first entrance.
- (e) Provide in lieu of fee for 16 street trees (\$4,800) or plant along the remaining section of Rains Road.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that the Master Street Plan and screening and landscaping waivers as provided for herein are immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

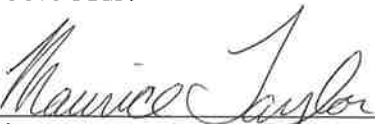

APPROVED:



Alderman Maurice Taylor

Mayor Joe A. Smith

SPONSORS:


ATTEST:


Alderman Maurice Taylor 


Alderman Linda Robinson 

Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>10:14</u>	A.M.	_____	P.M.
By	<u>City Atty Carter</u>			
DATE	<u>2-16-16</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>J. Marshall</u>			



Post Office Box 68
North Little Rock, AR 72115-0068
Phone: 501-376-4222
Fax Corp: 501-376-7904
Fax Acct: 501-376-4707
coulsonoilcompany.com

February 10, 2016

The Honorable Joe Smith, Mayor
and City Council of North Little Rock, Arkansas
PO Box 5757
North Little Rock, AR 72119

RE: Waiver Request
Lot 1, Seahawk Transportation Addition

Dear Mayor Smith and Council,

Our subsidiary company, Diamond State Oil, LLC, requests that you waive the half street improvement and street trees requirements along Central Airport Road and Rains Drive adjacent to the above-referenced lot.

Similar street improvements have not been made for nearby properties in the area and we believe that any street widening for our project would not be joined by other improvements in the foreseeable future.

Eleven pecan trees exist on the property and will be retained. Three trees are located in front of the proposed building along Central Airport Road and four trees are within the side yard building line along Rains Drive.

We are enclosing an exhibit showing the location and environs of the requested waiver. If you need any additional information from us, please contact our office.

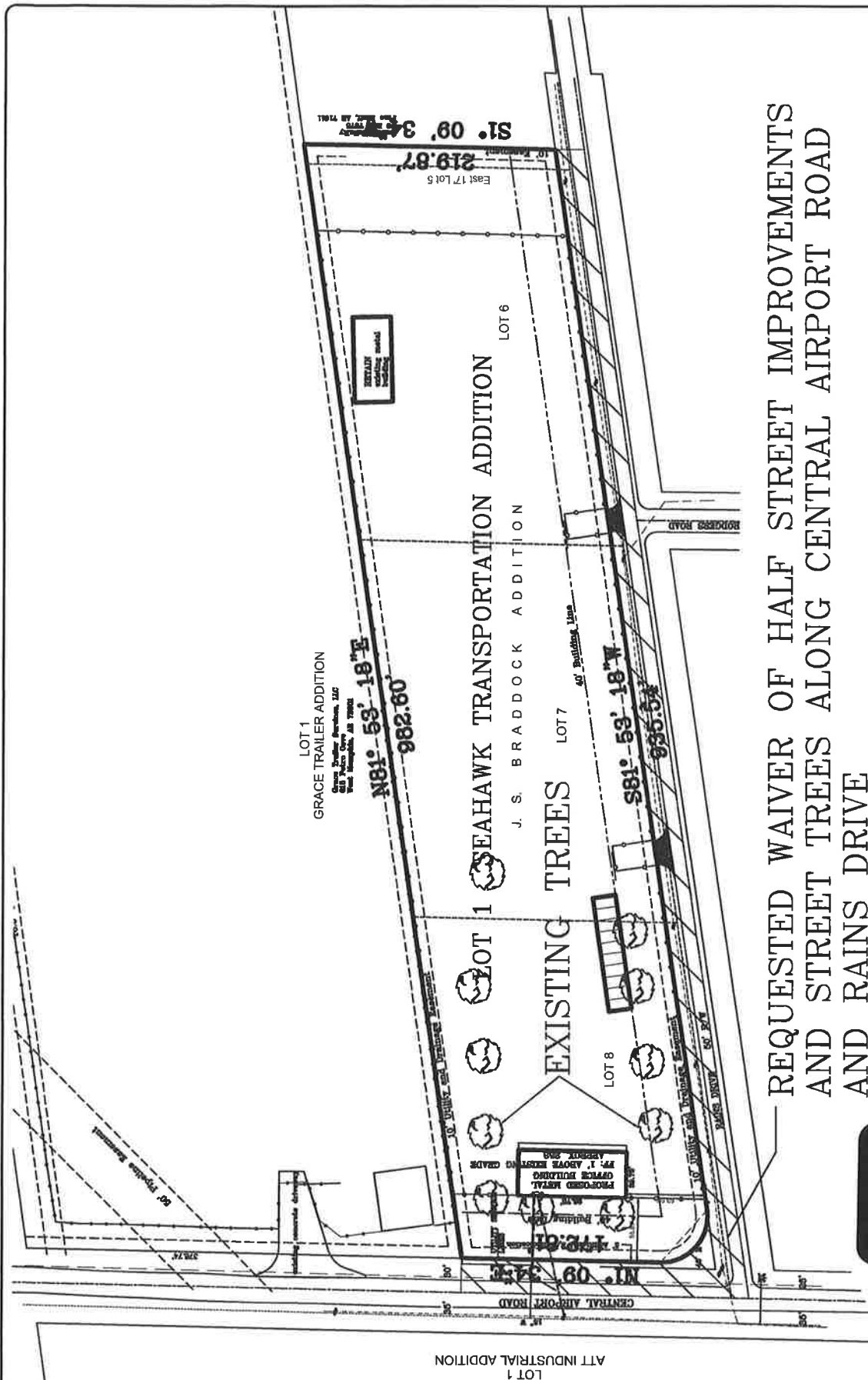
Sincerely,

A handwritten signature in black ink, appearing to read 'JD Harris', is written over the word 'Sincerely,'.

John D. Harris
President, Coulson Oil Company, Inc.

ENCLOSURE





REQUESTED WAIVER OF HALF STREET IMPROVEMENTS
AND STREET TREES ALONG CENTRAL AIRPORT ROAD
AND RAINS DRIVE

Seahawk Transportation
WAIVER EXHIBIT



